



# STATE AID FOR LOCAL TRANSPORTATION MINIMUM DAMAGE ACQUISITION

Rev.Aug 2013

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S.P./S.A.P. No. \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Property Address \_\_\_\_\_  
Owner \_\_\_\_\_

The purpose of the acquisition is for [describe the project](#) .

An inspection of the above mentioned property was made on [date](#) . The purpose of the inspection was to aid in the estimation of the value for the acquisition of that portion of the subject property, which will be acquired by [agency name](#) , as well as to determine the impact of that acquisition on the remainder of the subject property.

## **Subject Property Before the Acquisition**

The subject property is [describe the size, shape, etc.](#) . The subject property is currently zoned [describe the zoning](#) . The Land Use Plan shows this area as [describe the planned use](#) . The subject property is improved by [describe any improvements](#) . The subject property is located [where in relation to the project](#) . The subject property's present highest and best use is [what is, 'the highest and best use'](#) . The current access is from [describe the access](#) .

## **Acquisition Description**

The acquisition is [size](#) of new permanent right of way. The area being acquired is located [where in the property](#) . There is also a temporary easement containing [size](#) of the subject property. This temporary easement is necessary for [describe the use](#) and will expire [date](#) .

## **Subject Property After the Acquisition**

Other than the loss of the land and the impairment caused by the temporary easement, the acquisition [will / will not](#) adversely affect the subject property's current or future highest and best use. (If there is an adverse impact, describe the damage to the property)

## **Value Research Data**

What was done to determine market value?

Example: [Recent Sales Data](#)

3 recent sales of similar property in the area have been selected to form a value opinion. Details of the sales are:

	<a href="#">Address</a>	<a href="#">Size SF (Acre)</a>	<a href="#">Sale Price</a>	<a href="#">Price/SF (Acre)</a>
1)	XXX My Street	YY,YYY SF	\$00,000	\$0.00 (\$0,000)
2)	XXX Your Street	YY,YYY SF	\$00,000	\$0.00 (\$0,000)
3)	XXX Their Street	YY,YYY SF	\$00,000	\$0.00 (\$0,000)

Sale #2 has better location and is an indication of the higher end value. #3 is located next to a nuclear waste site. Sale #1 has the most similarity to the subject property in location and size. Using a bracketing method, with the most weight given to Sale #1, a \$0.00 per SF value will be used. The Value of the acquisition will be:



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Y,YYY SF x \$0.00/SF = \$0,000

**Items Damaged**

Describe any other damages to the subject property; fencing, landscaping, etc.

**Temporary Easement**

The subject property will have a temporary construction easement of size placed on it for approximately time (years or months). Describe how the value of the temporary easement was determined. The impairment caused by the temporary easement is \$XXX.XX.

**Summary of Damages**

Permanent Right of Way	Y,YYY SF @ \$0/SF	\$0,000
Temporary Easement	Y,YYY SF @ \$0/SF	\$0,000
Acquired:		
Building Improvements	None	\$000.00
Site Improvements	None	\$000.00
Items Damaged		\$000.00
Access	Not Taken	<u>\$000.00</u>
<b>Total Damages</b>	<b><u>\$0,000.00 Rounded to \$0,000 even dollars</u></b>	

On date or dates, I have personally inspected the property herein and that I have afforded the property owner the opportunity to accompany me at the time of the inspection. Such opportunity was afforded to name of owner, representative, etc. on date or dates and said individual did/did not choose to accompany me.

\_\_\_\_\_  
Real Estate Representative      Date

\_\_\_\_\_  
(Tile of Approving Representative)      Date

Attachments:

- Parcel Sketch
- Legal Description
- Subject Photos
- Subject and Comparable Sales Location Map